
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of April 2, 2013

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, April 2, 2013 at 6:00 p.m. in Conference Room "D" of the Government Center 285 Uptown Boulevard Building 100, Cedar Hill, Texas.

Planning & Zoning Commissioners present: Chairman Theresa Brooks, Vice-Chairman Bill Strother and Commissioners: Gehrig Saldana, Tim Hamilton, Michael Deeds and Lisa Thierry.

Planning & Zoning Commission absent: Commissioner Stephanie Freeman

City Staff members present: Rod Tyler, Director of Planning, Don Gore, Planner and Belinda Huff, Development Services Coordinator.

I. Call the meeting to order

Chairman Brooks called the meeting to order at 6:01 p.m. declaring it an open meeting in which a quorum was present and the meeting notice was duly posted.

II. Approve the minutes of the March 5, 2013 regular meeting

A motion was made by Commissioner Deeds to approve the March 5, 2013 regular meeting minutes. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 5– Chairman Brooks and Commissioners Thierry, Deeds, Saldana and Hamilton.

Nays: 0

Abstention: 1 – Vice-Chairman Strother

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke

IV. Case No. 13-03 – Consider approving, in accordance with the Planning and Zoning Commission's motion, a Site Plan for Life Charter School showing an expansion totaling 26,050 sq. ft., located on Lot 3R, Block 12, High Point Addition, requested by John D. Blacker, P.E. of Hart, Gaugler & Associates, Inc.

Shawn Thomas of Life School, 950 South IH 35, Lancaster, TX 75146 was present to answer any questions from the Commission.

Mr. Thomas stated that with this addition, they will be able to accommodate up to 600 students, grades K-6 only.

Also present to answer questions regarding this request was *John Blacker, P.E. of Hart, Gaugler & Associates, Inc., 12801 North Central Expressway, Suite 1400, Dallas, TX 75243.*

Commissioner Deeds asked the applicant if there were plans to eventually expand to accommodate grades 7-12.

Mr. Thomas replied no.

Vice-Chairman Strother expressed concerns regarding the turn radius at one of the drive entrances from Wintergreen Rd., that it appeared too narrow.

Mr. Blacker stated that they could widen to the driveway to ensure it will provide ample turn radius for a fire truck.

A motion was made by Commissioner Deeds to approve Case No. 13-03, as presented. The motion was seconded by Commissioner Saldana. The vote was as follows:

Ayes: 5– Chairman Brooks, Vice-Chairman Strother and Commissioners Saldana, Deeds, and Hamilton.

Nays: 0

Abstention: 1-Commissioner Thierry

Chairman Brooks declared the motion carried.

V. Staff Reports & Discussion Items

1. Introduction of Comprehensive Plan Review

Don Gore, Planner, informed the Commission that in the coming weeks, staff would review, along with the Commission, the various chapters of the Comprehensive Plan. The purpose of this review being two fold, one, to refresh the Commission on the content, how the Comprehensive Plan is used as a basis for many other plans, policies and ordinances and two, to ensure that the Comprehensive Plan is still relative and current.

2. Recent Submittals

Don Gore, Planner, reviewed with the Commission outstanding development cases.

VI. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:45 p.m.

Theresa Brooks
Chairman

Belinda L Huff
Development Services Coordinator